



Brindley Court

COVENTRY • CV7 9EL

5 New Light Industrial Units

3,520 sq.ft to 19,824 sq.ft
(327 sq.m to 1841 sq.m)

Suitable for class
E(g) | B2 | B8 use

Available Now



ehbreeves.com

ehB
Reeves
commercial property experts

Situated on the long-established **Bayton Road Commercial and Industrial Estate**

Within close proximity to Coventry City Centre and the A444

 **BREEAM**
Potentially
Very Good

 **Location**
Jct 3 M6
Within 1.4 miles

 **Parking**
Designated
Car Spaces

 **Charging**
Electric Vehicle
Charging

 **Area**
3,520 sq.ft
to 19,824 sq.ft

 **Eaves**
Height to
Haunch 6m

 **Rent**
Based on
£13 per sq ft



Accommodation

Unit	sq ft	sq m
A	3,520	327
B	3,606	335
C	3,606	335
D	3,606	335
E	5,489	510

3 phase
electricity supply



PV panels with
battery storage



Reinforced
concrete floors



Level access
loading doors



Description

A brand new light industrial scheme comprising five units from 3,520 sq.ft to 5,489 sq.ft, built to a very high sustainability standard and designed to achieve a BREAAAM rating of Very Good. Of steel portal frame constructions with composite clad elevations.

The units are complete with photovoltaic panels and battery storage, and also benefit from 10 electric vehicle charging points. Each unit will be let as a shell with WC facilities and tea point in place. Designated car parking is provided for each unit.

Each unit has one loading door, however Unit E having two. Moreover, the units are built with reinforced concrete floors and a three phase electricity supply.

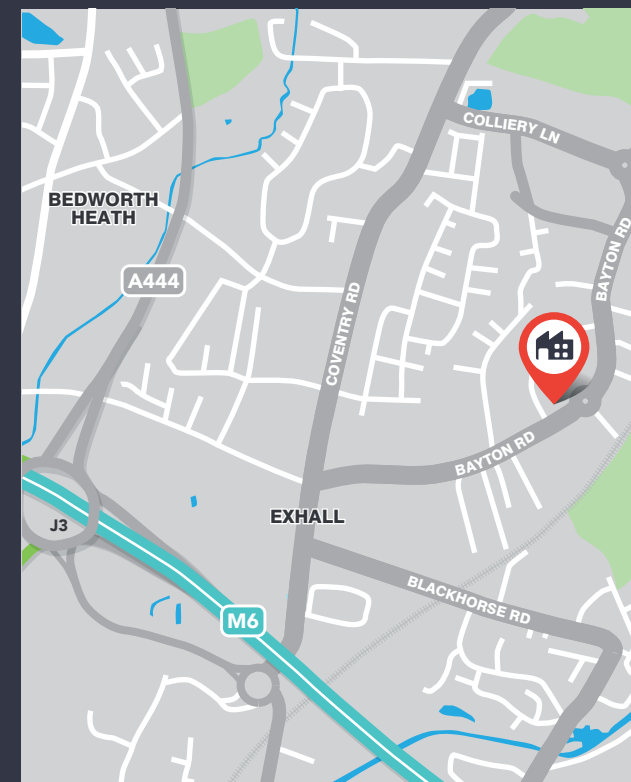


Location

The new scheme is located on the corner of the Brindley Road and Bayton Road, a short drive (1.4 miles) to Junction 3 of the M6, on a long-established commercial and industrial estate.

The M6 feeds through to the M69 and M1, altogether providing very strong motorway network transport links.

The unit also affords great accessibility locally to Coventry and Nuneaton both a short drive on the A444, South and North respectively.



Further information

Tenure

Units are available on new leases - terms to be agreed.

Planning

Class E(g), B2 and B8

Rent

The annual rents are based on £13 per square foot (exclusive).

Rates

The units are pending rating assessments

Services

Mains electricity, water and drainage are connected.

EPC

TBC upon practical completion.

Service Charge

TBC

Anti-Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective tenants will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment with the sole agents ehB Reeves

Oliver Shelley

T 01926 888 181

oliver@ehbreeves.com

Philip Harvey

T 01926 888 181

Phil@ehbreeves.com

**ehB
Reeves**
commercial property experts

**First floor (3 Olympus Court)
Olympus Avenue, Tachbrook Park
Leamington Spa CV34 6RZ
ehbreeves.com**